CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

TO: Participating Engineers and Homebuilders

SUBJECT: **INFORMATION BULLETIN 133 (Effective September 1, 2007)**
3rd Party Inspection Option for One-and Two-Family Dwellings

DATE: August 3, 2007

The Development Services Department (DSD), in accordance with the San Antonio Building Code, requires foundation inspections for all building permit applications for one-and two-family dwellings.

As a customer service initiative and as an option to our customers, DSD allows homebuilders the opportunity of having a State of Texas registered professional engineer perform certain required inspections in lieu of the DSD performed inspections. This optional program is designed to help expedite one-and two-family construction (Occupancy Group R3) projects and to give the builder greater flexibility as to when some of the required inspections are to be performed. This program may be utilized on all projects built under the conventional construction provisions of the *International Residential Code* (IRC) including single-family structures, duplexes and town homes.

Under this optional program, the 3rd Party Residential Inspection Form (attached) provided by DSD is to be used beginning September 1, 2007. A separate inspection form is to be completed for each separate date of inspection. All items inspected/approved shall be so marked on the inspection form. Those items not being inspected may be lined through as an option. The certification form shall be completed in full and shall bear the signature and inked seal of the registered engineer. Failure to include any required information or statements on a submitted building inspection form may result in it being disapproved by DSD.

CONCRETE FOUNDATIONS/SLABS

The purpose of this section is to clarify the inspection requirements for concrete slabs and piers.

For the purpose of this bulletin, concrete foundations/slabs are listed in four basic categories:
A. Foundations/Slabs On Grade
B. Foundations/Slabs on Compacted Fill
C. Structural Foundations/Slabs (the greater majority of residential slabs constructed in San Antonio)
D. Exterior Deck and Porch Piers/Footings

A. **Foundations/Slabs On Grade** - A foundation/slab may be considered "on grade" if it is on original, undisturbed soil or if the fill is compacted to assure uniform support of the foundation/slab. This fill must not exceed twenty-four (24) inches for clean sand or gravel and eight (8) inches for earth. If the builder is unable to comply with the requirements for category "A", Foundations/Slabs On Grade, then he or she must select either category "B" or "C".

B. **Foundations/Slabs On Compacted Fill** - Please refer to the section dealing with compacted fill, below.

C. **Structural Foundations/Slabs** may also be used as an option. This category, however, requires that structural foundation/slab plans, stamped by a registered professional engineer, be submitted to DSD for

review and approval prior to the construction of the structural foundation/slab. These City approved plans are required to be available for the 3rd party inspector (professional engineer) and the DSD inspector during construction. DSD reminds you of the statement that you are required to make on your inspection report indicating that what was inspected was "in conformance with the requirements of the approved building plans and the City of San Antonio Building Code." Failure to inspect in accordance with the DSD approved structural foundation/slab plans will result in your certification report being rejected by DSD.

D. **Exterior Deck and Porch Piers and Footings** are to rest on undisturbed soil or compacted fill and are to be inspected in accordance with the approved plans.

NOTE: At no time is a professional engineer allowed to design a structural foundation/slab or a pier footing in the field and certify the inspection of same without first having the plans reviewed and approved by the City.

COMPLETION, TESTING, AND INSPECTION REQUIREMENTS FOR COMPACTED FILL FOR BUILDING

The purpose of this section is to clarify construction/inspection requirements for compacted fill material supporting footings and concrete slabs.

All slabs that do not rest on undisturbed soil are allowed to be supported by up to eight (8) inches of compacted soil or up to twenty-four (24) inches of compacted clean sand or gravel.

If you exceed these allowable limits for slabs, or you are constructing a footing that does not rest on undisturbed soil, you have the option of compacting the earth during the fill operation. Please note that if you choose this option, a registered professional engineer shall be present during the entire fill operation.

The fill shall be placed and compacted in lifts not to exceed 8" for soils or 24" for sand or gravel, or more frequently as directed by the professional engineer. The 3rd party inspector (professional engineer) shall witness the compaction operation for every other lift as a minimum. The 3rd party inspector shall perform the minimum amount of testing necessary to determine that the required load-bearing capacity has been achieved. The compaction reports shall indicate the load-bearing capacity achieved, the density and the moisture content of the fill material (if applicable), and the horizontal and vertical location of each test. All compaction reports are to be submitted to DSD, along with the standard DSD 3rd Party Residential Inspection Form prior to the placement of concrete. All documents submitted are to be stamped and signed by the registered professional engineer.

NEW ELECTRICAL CODE REQUIREMENT: The foundation inspection certification shall also confirm the installation of the Concrete Encased Grounding Electrode (NEC Section 250-52 A3) in accordance with DSD **Information Bulletin 131** on the subject.

NEW INSPECTION OPTION: Sidewalk, curb and approaches in the public right-of-way may now be inspected by 3rd party inspectors (professional engineers) under this program. These elements are to be inspected in accordance with the City Public Works Engineering Division document titled “Sidewalk and Driveway Guidelines 2006”. This document is available on the City Public Works website at **www.sanantonio.gov/publicworks/engineeringdept**. For these types of inspections, the attached 3rd Party Residential Inspection Form will also be required for certification.

DSD will continue to perform any of the above listed inspections upon request.

Should you have any questions on this process, please contact the Development Services Manager at (210) 207-0148 or the Chief Building Inspector at (210) 207-8314.

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo Street; San Antonio, TX 78283-3966

3rd PARTY RESIDENTIAL INSPECTION FORM

Project Street Address: _____

Owner/Builder _____Permit AP #: _____

Subdivision_____Lot #:_____Master Plan # (if applicable):_____

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Check the type of inspection(s) being certified. You may wish to scratch through types of inspections not being certified at this time:

CONCRETE FOUNDATION/SLAB:

[ ] Structural Foundation/Slab Per City Approved Engineer Plan (majority fall under this category)

[ ] Foundation/Slab on Grade Per International Code

SOILS (Include Test Results): [ ] Engineered Fill for Foundation/Slab

OTHER INSPECTIONS:

[ ] Piers/Footings (House/Decks) [ ] Retaining Wall Footings/Wall

[ ] Concrete Sidewalk in Right-of-Way [ ] Concrete Approach/Curb in Right-of-Way

[ ] Concrete Encased Grounding Electrode (NEC Section 250-52 A3) DSD Information Bulletin # 131

INSPECTION INFORMATION:

Inspection Date:_____
Was this a reinspection? [ ] Yes or [ ] No. If Yes, date of first inspection_____
If Yes, was previous inspection conducted by [ ] DSD or [ ] Third Party Design Professional
Additional information regarding this inspection:
_____

CERTIFICATION STATEMENT:

At the time of this inspection, all items noted above were inspected in accordance with Information Bulletin #133 (and #131 if applicable) and were found to be in conformance with the City of San Antonio approved building plans, the City of San Antonio building code and the Unified Development Code (if within right-of-way).

Certifying Engineer Signature: _____ Date: _____ Phone: _____

Certifying Engineer's Seal: